Smith AND SONS
PROPERTY CONSULTANTS

Office

20b Liscard Village, Liscard, Wallasey CH45 4JP



Description
The property comprises a first and second-floor office with WC and Kitchen. The property benefits from access from the front and has recently been decorated.

Location
The property is located within Liscard Village close to Manor Health Centre and Tesco Extra, and benefits from being on a major bus route linking New Brighton and Liverpool.

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Rental Price
£3,000 per annum

Accommodation

First Floor Offices	25.8m²	277.6ft²
Second Floor	10.6m²	114ft²

Legal Costs
Each Party is responsible for their own legal costs.

VAT Statement
All prices and rents quoted are exclusive of VAT if applicable.

Tenure
By way of a new effective FRI lease the length of which is negotiable.

Rating Assessment

Rateable Value	To be assessed

Strictly by appointment with sole agent.



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